



Falcon Hill Homeowners Association

c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

Plantinum Management
Erica Healey
65 Enterprise, Suite 480
Aliso Viejo, CA 9265

DO NOT DISCARD THIS PAGE

The perforated stub at the bottom will need to be signed and returned with your ballot.

In addition to this notice, this package contains the following:

1. One Official Ballot
2. One double-window envelope
3. One smaller Secret Ballot envelope
4. Two double-sided pages of candidate statements

Please note: The candidates are solely responsible for the content in their statements, neither the Association, nor the Inspector of Elections have redacted or edited any of the content in the statements enclosed in this election package

September 19, 2024

A Meeting of the Members will be held as follows:

Date: October 22, 2024

Time: 6:00 PM

Location: Platinum Management Group – 65 Enterprise (4th floor Conference Room), Aliso Viejo, CA 92656

All mailed ballots should be received by us by October 21, 2024.

This Meeting of the Members is being held to vote on the election of FIVE (5) directors. A vote on IRS Revenue Ruling 70-604 will also take place to address potential excess funds and reduce tax liabilities.

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The Falcon Hill Homeowners Association bylaws define a quorum as “51%” of the voting power of the association, or 45 members. This quorum requirement is lowered to 20% (18 members) at a reconvened meeting. If quorum is not reached at any meeting, the members in attendance at the meeting may vote to either (a) reconvene the meeting to a later date, or (b) close the meeting without reconvening, meaning no election will take place (this is done via a voice vote of the homeowners present at the meeting). If a meeting is reconvened the deadline for receiving ballots will be extended as well. Please return your ballot so that we can meet quorum!

If you have any questions, please do not hesitate to contact your association’s Inspector of Elections. The HOA Election Guys, Inc can be reached at (888) 380-3332 or by email at info@thehoaelectionguys.com

Detach along perforated line and place this stub in the provided window envelope.

Please make sure that the addresses are showing through the windows.

OWNER SIGN ABOVE (only one owner’s signature is required) **Signature must show through window or ballot will not be counted!**

Plantinum Management
Erica Healey
65 Enterprise, Suite 480
Aliso Viejo, CA 9265

Instructions:

- 1) Cast your vote(s) on the enclosed ballot.
- 2) Insert ballot into the smaller Secret Ballot envelope.
- 3) Insert the sealed Secret Ballot envelope into the window envelope.
- 4) Sign this stub in the left corner (**your ballot will not be counted if you do not sign this stub**)
- 5) Detach and insert this stub into the window envelope, making sure your signature and the addresses are showing through the windows.
- 6) Mail your ballot (if not provided, make sure you apply postage!)

Falcon Hill Homeowners Association

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Foothill Ranch, CA 92610

CANDIDATE STATEMENTS
(Additional statements on reverse)

Michael Caputo

- 1) How long have you been a member of the association? I have been a member and home owner of Falcon Hill for 4 years
- 2) If you are currently on the board - how long have you been in this role? Any accomplishments you want to point out? I have been serving on the current board for 2 + years, currently as President.
- 3) What is your background? Sales Management in Building materials. Have served on 3 other HOA boards. Currently Chair of the City of Laguna Hills Traffic Commission.
- 4) What is your vision for the Association? To follow the CCR's of the community in effort to maintain and grow the property values of our community.
- 5) What do you hope to accomplish as a board member? continue to follow the CCR's of Falcon Hill HOA and improve on the maintenance and beatification of our community.
- 6) How regularly do you attend board meetings? I attend all the HOA meetings.
- 7) Have you ever served on a Board of Directors before (for an association, non-profit, company)? Yes, Current Falcon Hill HOA President. Served on three other HOA's in the communities that I have lived in.

Mahniah Vakil Zadeh

My name is Mahnia Vakil, and I have been a Falcon Hill Association Member since December 2022. If elected I am interested in contributing to my community and neighborhood enhancement and using my experience, skills and background to improve our neighborhood and property values.

My Qualifications:

I am the owner and managing partner of M&H Property/Asset management LLC., managing family trust investments and finances. My background is in business/accounting, and I have more than 32 years of experience in real estate and residential rental property management. My team has been managing several communities between 200 to 800+ units per community.

Additionally, I have served as treasurer and board member of condominium associations in Irvine and LA county for 6 and 9 years respectively. My contribution as director of HOA included maintaining a healthy reserve, sharing financial insights while overseeing and preparing the annual budget, and enhancing the community which contributed to elevated property values. The three critical accomplishments during my tenure were increased propriety values, improved resident satisfaction and standard of living, and record Board Approval Ratings. This was achieved through a complete shared amenity (gym) remodeling, installation of tankless water heater (total 75), landscaping design replacements, and favorable vendor contract negotiations. I am well versed and well acquainted with the CC&R and bylaws of the associations, as well as familiarity with the fiduciary duties and the legal implications related to different communities with differing HOA governing bylaws.

As a board member I hope to make Falcon Hill the most desired community to live in, by updating dilapidated CC&R articles and increasing resident participation in improvement projects. My ultimate vision is to make Falcon Hill a happy, beautiful, place for all its residents by collaborating with all members to achieve these goals.

Mahniah Vakil

CANDIDATE STATEMENTS
(Additional statements on reverse)

Richard Pallett

My name is **Dick Pallett** and I declare my intent to run for re-election to the Board of Directors of the Falcon Hill Homeowners Association.

I am a retired aerospace engineer and have lived in the Falcon Hill community for 40 years. Following retirement, I voluntarily served for ten years as the office manager of a non-profit organization which provided educational and legal support to Special Needs children and their parents. Currently I am serving as your Treasurer on the Falcon Hill Board of Directors, a position I have held since being elected to the Board in 2019.

I am financially conservative and believe the Board must be prudent in the collection and spending our homeowners' funds. Particularly important is the need to operate within the constraints of association bylaws, state laws and regulations, and to be guided by a management team cognizant of those constraints. Over the last five years we have strived to live within our resources, to cut costs, and to pay down our debt...all while maintaining or improving the common property. I am pleased to report that we paid off our reserve debt of \$42K in October of last year. Having paid off this debt we need to closely assess our reserve and operational requirements to assess the possibility of a future reduction in monthly dues. The major driver in this assessment will be the 2024 reserve study currently being conducted.

Moving into the future, my emphasis will be to continue to be financially conservative with the goal of making Falcon Hill the best managed community in Orange County. Complicit with this goal is the need to protect property values while ensuring Falcon Hill continues to be a pleasant place to live. To achieve this goal, I respectfully request that my bid for re-election to the Board of Directors of the Falcon Hill HOA for a term from 2024 to 2025 be favorably considered.

I thank the homeowners of Falcon Hill for the opportunity to serve on the Board these last five years and for their support during this term.

Sincerely,

Dick Pallett

CANDIDATE STATEMENTS
(Additional statements on reverse)

Mohsen Sharifi

I have served on the Board's Association from 2003 to 2007 and the current year. I enjoy and value volunteer work and do my best to improve the community.

Kathy Sokolovsky

My name is Kathy Sokolovsky, and I'm running for the Falcon Hill HOA Board of Directors. Being an original Falcon Hill homeowner, I feel fortunate to have lived in this lovely neighborhood for the past 39 years!

I am a current board member and have served on our board for the past 6 years. We, as a board, in partnership with the Falcon Hill community, have made significant progress with the challenges that face our neighborhood. We've generated fiscally sound budgets for the present and the future, we continue to help preserve the aesthetic appeal of our homes, landscaping, streets and sidewalks and we stay committed to encouraging a climate of collaboration and friendliness.

Previously, I was in the field of education for 36 years. I coordinated and taught a Gifted and Talented program and was a Curriculum Specialist in Los Angeles Unified School District. I established and taught a formal writing program at our neighborhood school, Valencia Elementary. Additionally, I privately tutored young children through college age for many years. I presently serve as a volunteer for Laguna Hills Team Darkhorse, 3rd Battalion, 5th Marines and help coordinate and collect baby clothes for the yearly new mothers' baby shower at Camp Pendleton.

I will continue to work in a positive, efficient manner as your board member. I have the time, energy, commitment, and willingness to work on your behalf to keep our neighborhood well maintained, fiscally sound and safe; a place where all of us can enjoy the good life that Falcon Hill offers. I would sincerely appreciate your vote. Thank you!

Best regards,

Kathy Sokolovsky

Joel Lautenschleger

Candidacy Statement for Falcon Hill Board of Directors

Qualifications:

Chief Petitioner and Co-Chairperson, 1991, Committee to form the City of Laguna Hills
Laguna Hills City Councilmember, 1991 -2012
Mayor, City of Laguna Hills, 1995, 2000, 2004, 2008
CEO and Administrator of Rehabilitation Hospital managing over 100 employees 1985 -2005
Board of Directors, San Joaquin Hills Transportation Corridor Agency, 1992 - 2010
Board of Directors, Saddleback Memorial Medical Center, 2012 – 2022
Board of Directors, Casa De Amma home for adults with special needs, 2011 - present
Board of Directors, Laguna Hills AYSO, Region 1422, 2008 – 2022
Board of Directors, Falcon Hill HOA, 2020 - present

Statement:

I have been a Falcon Hill owner since 1985 and, being retired, I have the time to contribute to our residents and nearby community. My past community involvement has been as a soccer coach and referee, Little league baseball coach, various committees while on the Laguna Hills city council, and extensive involvement with the schools in our neighborhood while our 4 kids attended.

I believe the past experience I have had in both the civic and business worlds provides me with both the knowledge and the acumen for contributing to the present board. I proactively support the work being done to replace the mailboxes and the street repairs and have been favorably impressed with the work being done by our new HOA management company and our new Landscape Company. I will continue to support the additional efforts taken by the board to better communicate with the residents through our web site and periodic updates with Emails and our Newsletter.

My desire is to continue with these actions and work on getting younger and willing people to actively serve on the committees and work to bring the community closer together. There is no need to have board members serving with a specific agenda as has happened in the past but to simply follow through on the present CC&Rs and communicate effectively to all the members of Falcon Hill.

Thank you and please contact me if any questions, clarifications, or comments.

Jlauten@cox.net